



UNIVERSITY
OF WYOMING

UW Operations
Planning and Construction

2022 UW CAPITAL CONSTRUCTION BUDGET SUMMARY

for

War Memorial Stadium

Corbett Natatorium

University of Wyoming
Planning and Construction

January 2022

WAR MEMORIAL STADIUM – WEST STANDS

Project History

In 2018 a preliminary study of the War Memorial West Stands was performed that developed conceptual designs for several options related to seating replacement strategies. In 2021 the preferred design from this study was further developed in consultation with a recreational facilities architect. An independent cost study was commissioned that suggested the original budget numbers were achievable. A cost escalation contingency assuming a bid date of 2023 was then added to the construction costs.

WAR MEMORIAL BUDGET COMPARISON

BUDGET COMPONENTS	2019	2023
Construction Costs	\$32,000,000.00	\$34,832,500.00
Cost Escalation Contingency	\$0.00	\$5,027,489.67
Total Construction Cost	\$32,000,000.00	\$39,859,989.67
Administrative Costs	\$7,297,400.00	\$9,180,731.38
Design and Construction Contengencies	\$4,800,000.00	\$5,958,564.10
Total Administration Cost	\$12,097,400.00	\$15,139,295.48
TOTAL PROJECT COSTS	\$44,097,400.00	\$54,999,285.15

Budget Notes

Construction Cost

The differences shown above in the construction costs are due to the addition of grounds storage space. This space was not addressed in the original study. It is currently located under the bleachers and will need to be relocated as the space is intended to accommodate concessions, locker rooms, team store, restrooms and first aid station, all of which need to be in this location for proximity to the field and seating area.

Administrative Cost

Escalation in administrative costs for items such as furniture and specialty equipment, AV/IT equipment, press box technology, custodial equipment and environmental graphics have been added to the estimate. Building permit and plan review fees have been adjusted as they are calculated based on the construction costs. Design and engineering fees have been adjusted as there are no agreements in place for this work. These costs are budgeted on a percentage of the construction cost. Design and construction contingencies have been increased as they are also calculated based on the construction cost.

Costs Associated with Interest Rate Increases

In anticipation of negative impacts to all construction projects due to the much-anticipated increases in federal fund rates and associated lending rates, by the time this project is completed, it is assumed that an additional cost in capital of 3.5% will be incurred by the constructors and passed on to the owner over the period of design and construction. These costs need to be accounted for separately from the inflation costs associated with the construction materials. **If increased capital costs of 3.5% are realized, the total cost of the project will be \$56.9M.**

PROJECT SCHEDULE

For overall project planning, the following durations should be anticipated:

Level 3 Design and Documentation: 12 months

Level 3 Bidding, Negotiation and Contracts: 2 months

Level 3 Construction: 18 months in two phases

Abatement: 2 months (included above)

CORBETT NATATORIUM

Project History

The original construction cost was calculated using a cost estimate created during the original study of the Corbett facility in 2014 and applying cost escalation to a 2019 bid date. The 2023 number represented in the table below was created in late 2021 by an independent cost estimating consultant in consultation with the architect, engineers, and pool design consultant.

CORBETT BUDGET COMPARISONS

BUDGET COMPONENTS	2019	2023
Hard Construction Costs	\$22,250,000.00	\$25,398,512.50
Cost Escalation Contingency	\$0.00	\$3,680,244.46
Total Construction Cost	\$22,250,000.00	\$29,078,756.96
Administrative Costs	\$5,410,544.33	\$6,918,159.41
Design and Construction Contengencies	\$3,337,500.00	\$4,361,813.54
Total Administration Cost	\$8,748,044.33	\$11,279,972.95
TOTAL PROJECT COSTS	\$30,998,044.33	\$40,358,729.91

Budget Notes

Construction Costs

The updated cost estimate suggests that the pool and pool equipment costs have out-paced typical construction cost escalation. These additional costs were added to the construction cost. In bidding recent projects UW has experienced a significant increase in cost of the sandstone and cast stone used to clad building exteriors.

Administrative Costs

Escalation in administrative costs for items such as furniture and specialty equipment, AV/IT equipment, video boards, custodial equipment and environmental graphics have been added to the estimate. Building permit and plan review fees have been adjusted as they are calculated based on construction costs. Design and engineering fees have been adjusted as there are no agreements in place for this work. These fees are budgeted on a percentage of the construction cost. Design and construction contingencies have been increased as they are also calculated based on the construction cost.

Costs Associated with Interest Rate Increases

In anticipation of negative impacts to all construction projects due to the much-anticipated increases in federal fund rates and associated lending rates, by the time this project is completed, it is assumed that an additional cost of capital of 3.5% will be incurred by the constructors and passed on to the owner over the period of design and construction. These costs need to be accounted for separately from the inflation costs associated with the construction materials. **If increased capital costs of 3.5% are realized, the total cost of the project will be \$41.8M.**

PROJECT SCHEDULE

For overall project planning, the following durations should be anticipated:

Level 3 Design and Documentation: 12 months

Level 3 Bidding, Negotiation and Contracts: 2 months

Level 3 Construction: 16-18 months

Abatement: 1 month (included above)

WAR MEMORIAL STADIUM AND CORBETT NATATORIUM TOTAL PROJECT COST

Total costs for the combined projects are listed below in the Final Budget column. A 3.5% contingency intended to address federal fund and associated lending rates has been included in the total project cost. The difference between the original project budget and the capital construction request was to be covered through a major maintenance project to address hazardous materials abatement and mechanical system upgrades.

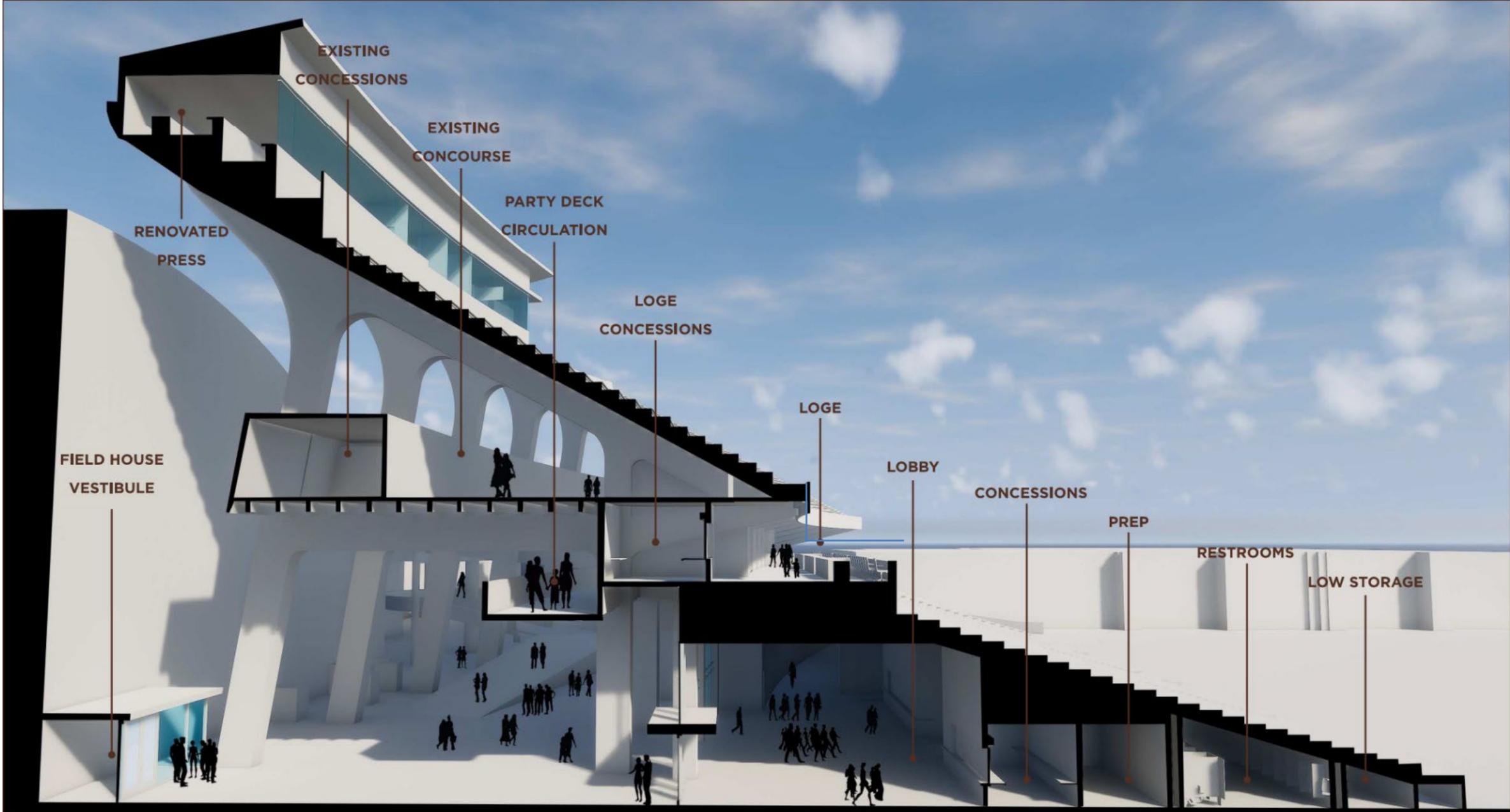
The two projects are intertwined from a fundraising, site logistics and economy of scale standpoint. It is imperative that these projects are simultaneously funded and constructed to maintain the total project costs outlined below.

TOTAL PROJECT COST

BUILDING	ORIGINAL	REVISED	FINAL BUDGET
War Memorial Stadium - West Stands	\$44,097,400.00	\$54,999,285.15	\$56,900,000.00
Corbett Natatorium	\$30,998,044.33	\$40,358,729.91	\$41,800,000.00
Total Project Cost	\$75,095,444.33	\$95,358,015.06	\$98,700,000.00

WAR MEMORIAL STADIUM - WEST STANDS
RENOVATION
November 2021

* PRELIMINARY DESIGN RENDERINGS
FINAL DESIGN SUBJECT TO CHANGE
AS DESIGN PROGRESSES

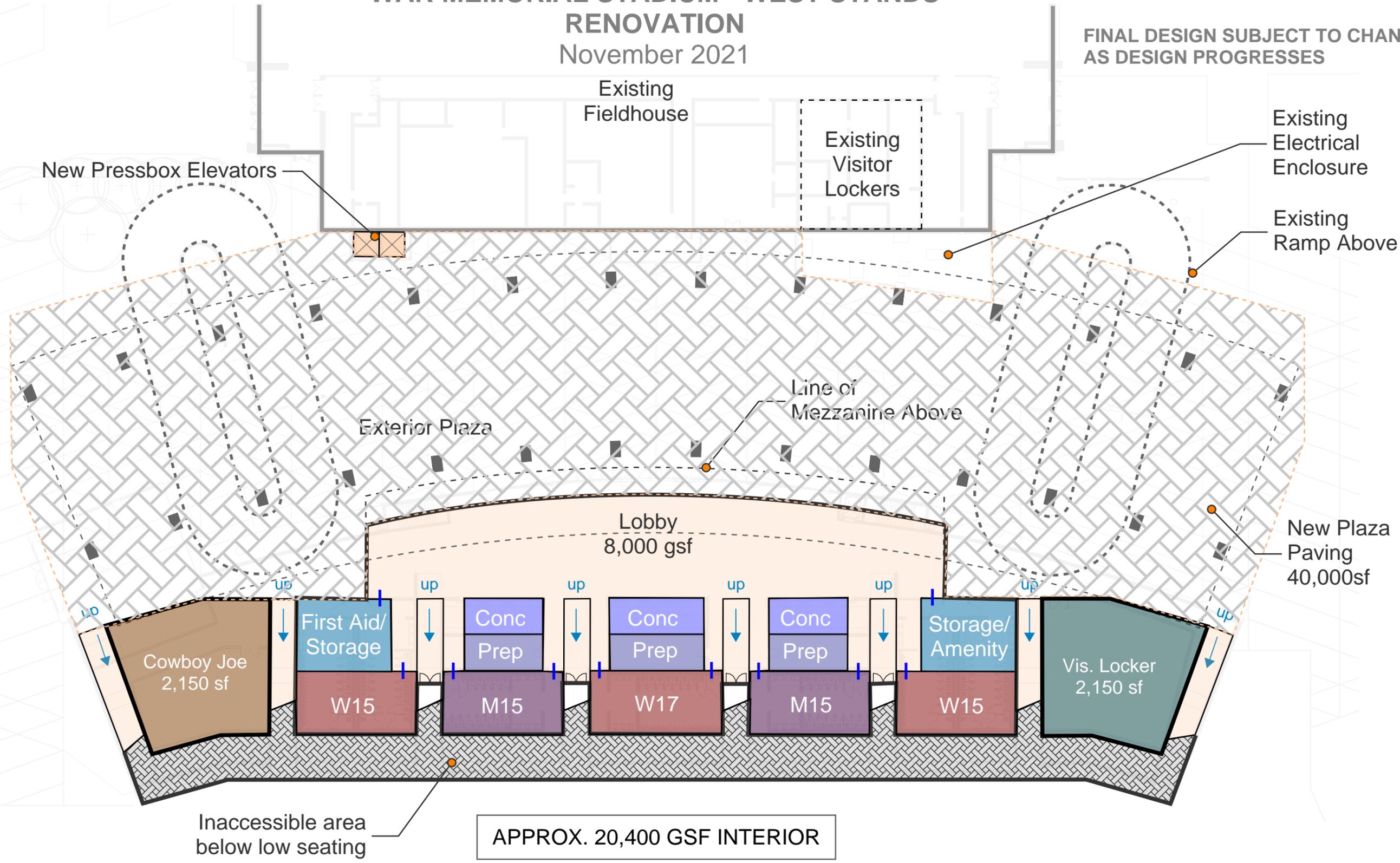


Section through West Stands looking north

WAR MEMORIAL STADIUM - WEST STANDS RENOVATION

November 2021

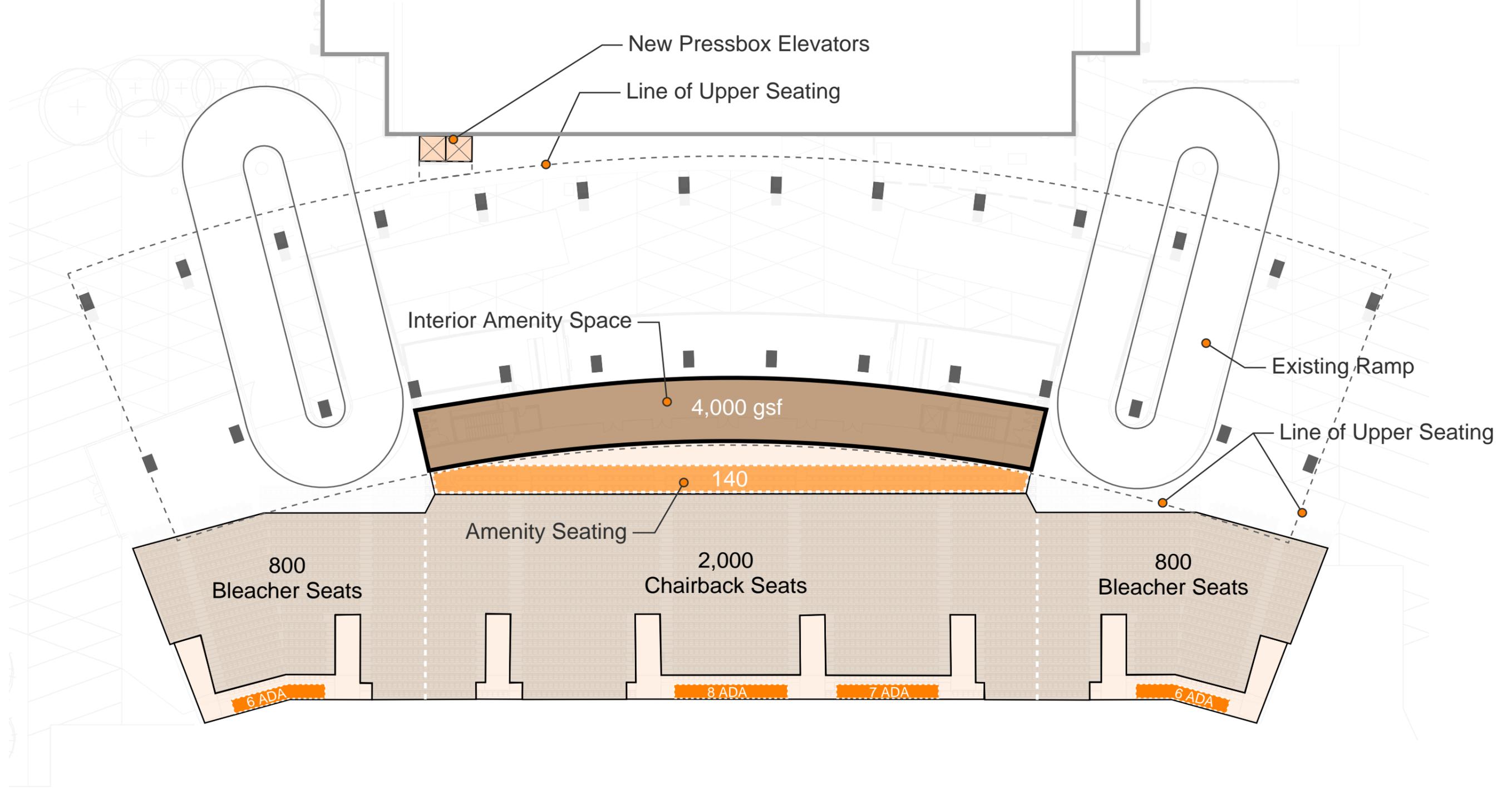
* PRELIMINARY DESIGN RENDERINGS
FINAL DESIGN SUBJECT TO CHANGE
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Lower Level Plan

WAR MEMORIAL STADIUM - WEST STANDS RENOVATION November 2021

* PRELIMINARY DESIGN RENDERINGS
FINAL DESIGN SUBJECT TO CHANGE
AS DESIGN PROGRESSES

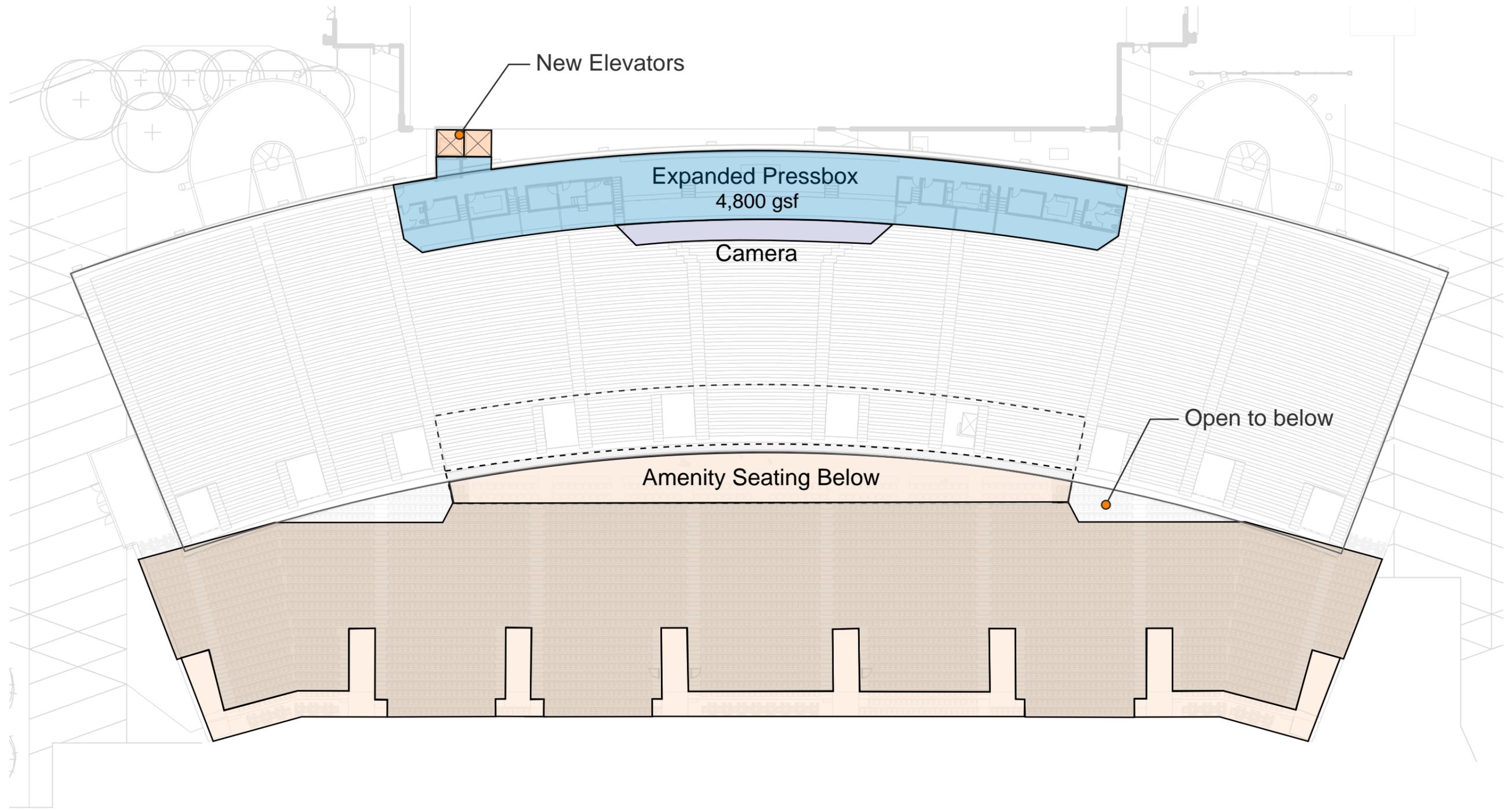


Seating Level Plan

WAR MEMORIAL STADIUM - WEST STANDS RENOVATION November 2021

* PRELIMINARY DESIGN RENDERINGS

FINAL DESIGN SUBJECT TO CHANGE
AS DESIGN PROGRESSES



Pressbox Plan

CORBETT NATATORIUM

July 2014

* PRELIMINARY DESIGN RENDERINGS

FINAL DESIGN SUBJECT TO CHANGE
AS DESIGN PROGRESSES



View from Grand Avenue looking northeast

CORBETT NATATORIUM

July 2014

* PRELIMINARY DESIGN RENDERINGS

FINAL DESIGN SUBJECT TO CHANGE
AS DESIGN PROGRESSES



View from Grand Avenue looking northwest